

The background of the slide is a photograph of the St. Louis Gateway Arch, a large, blue, catenary-shaped structure, set against a bright blue sky with some white clouds. The arch is the central focus of the image, with its peak pointing towards the top center of the frame.

Rebound Neighborhoods in St. Louis: Practical Strategies for Redevelopment

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Our Data

- 218 Census tracts (3,000-8,000 residents) in older parts of the region
- Inside ring roads (I-270 & I-255)
- Urbanized Area in 1950 (Census Bureau)

Change in Urbanized Area

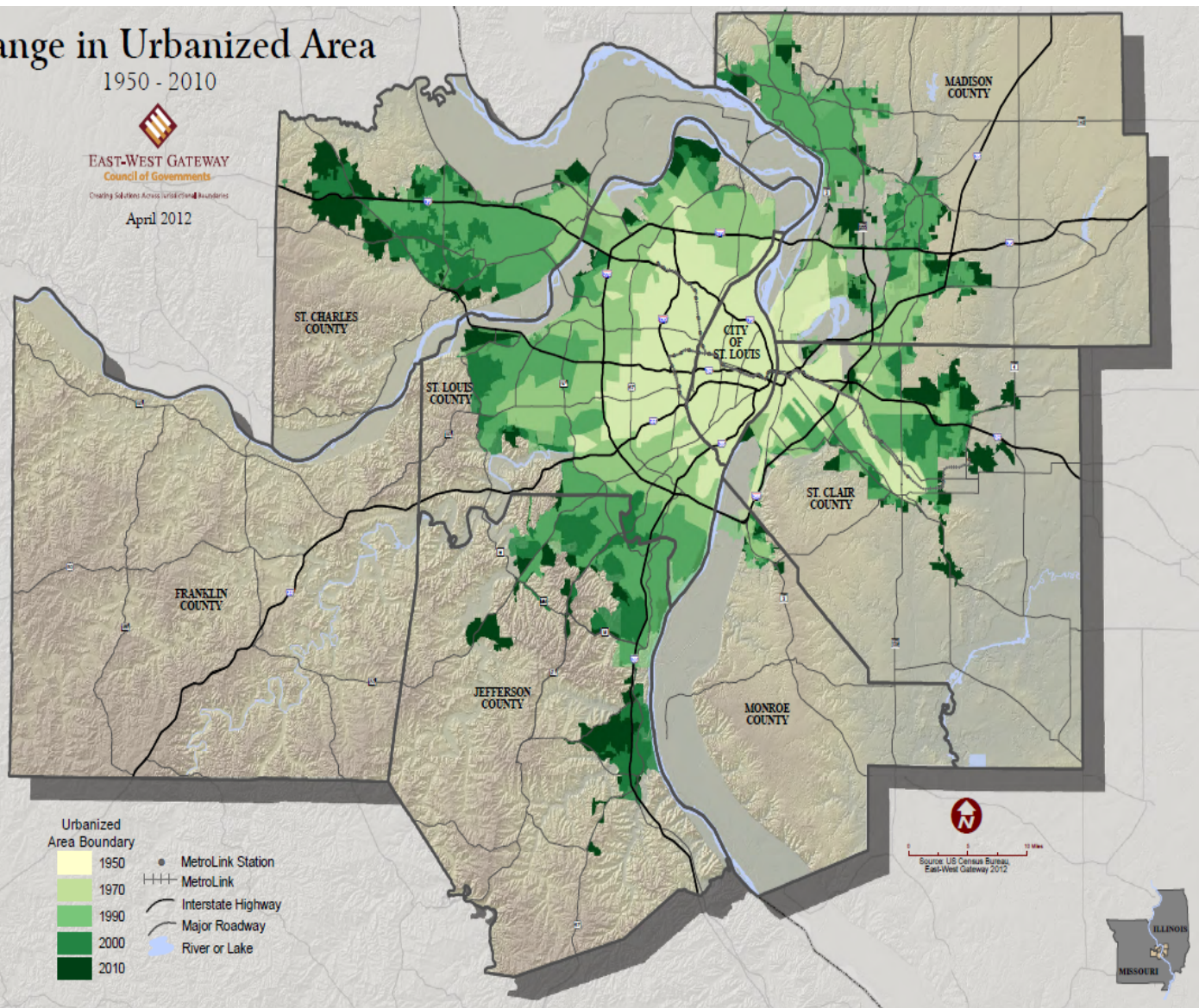
1950 - 2010



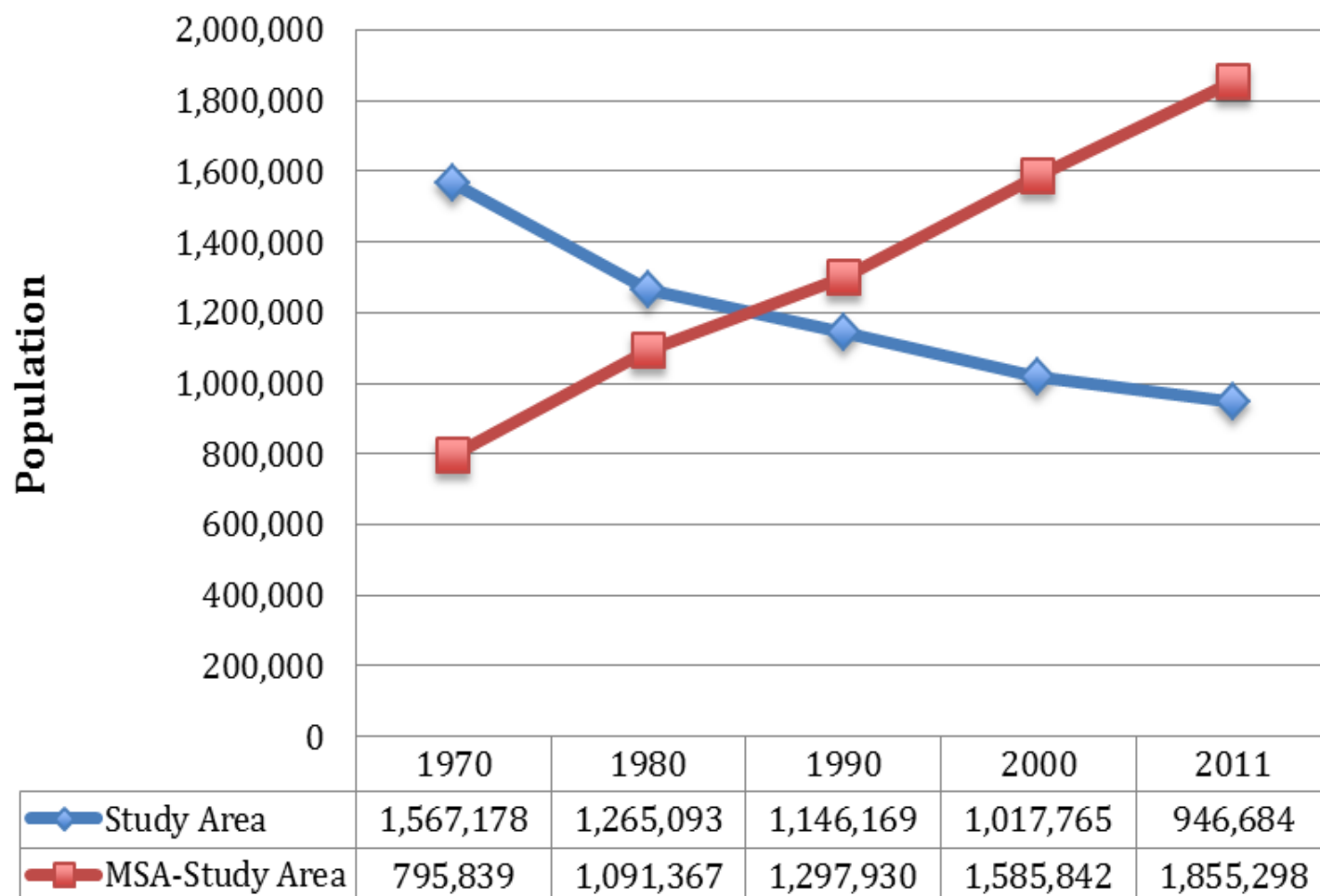
EAST-WEST GATEWAY
Council of Governments

Creating Solutions Across Jurisdictional Boundaries

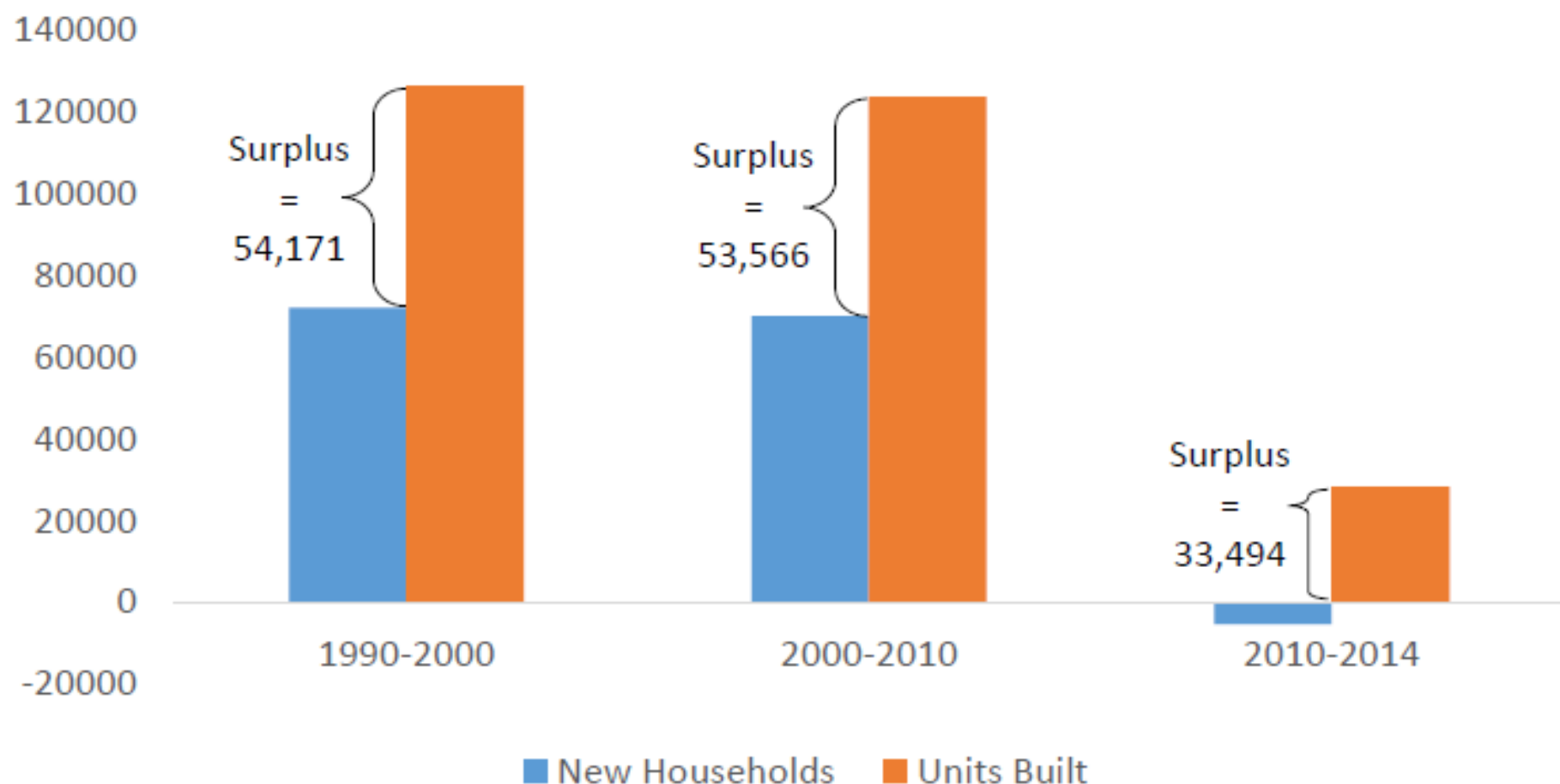
April 2012

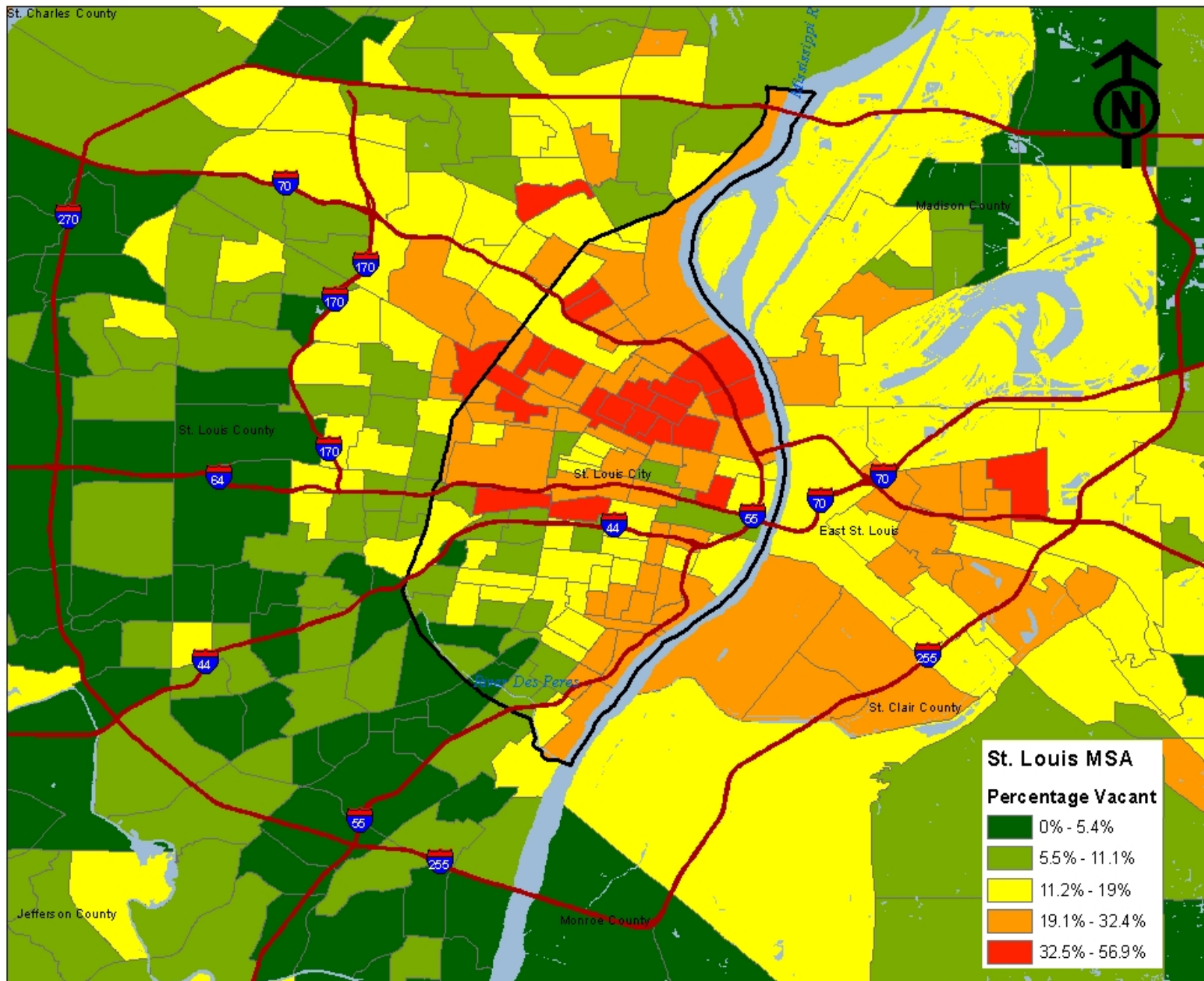


Population Change: Study Area Compared to MSA pop. with Study Area Subtracted

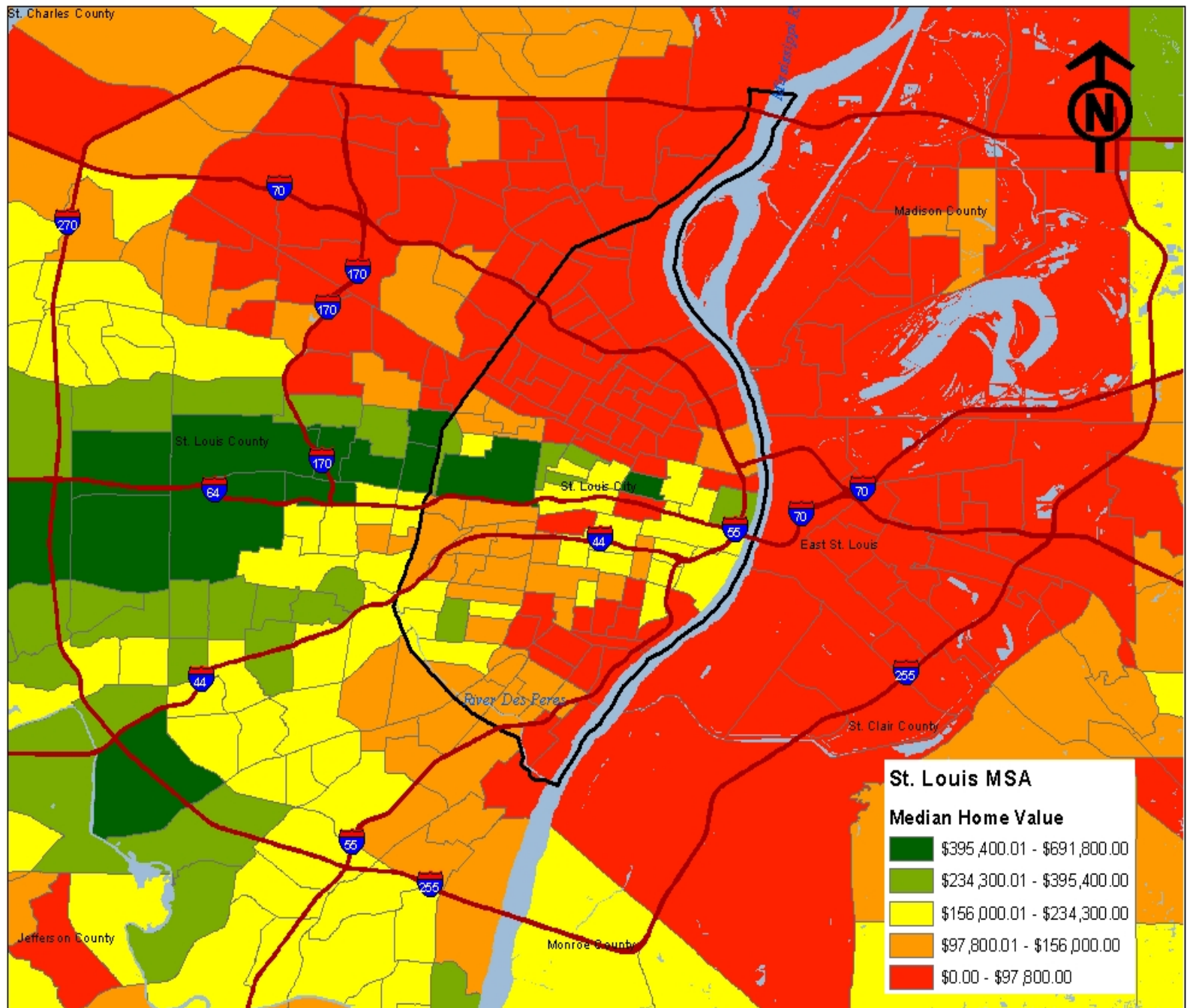


St. Louis MSA Over Production of Housing









Older Neighborhoods Are Running Up the Down Escalator



Index of Neighborhood Vitality

1. Per Capita Income
2. Median Home Values
3. Median Rent

Identifying Rebound Neighborhoods

- Basic idea: neighborhoods that bounced back from decline (U-shaped)
- We define a rebound tract as any census tract that started in bottom half and moved up at least 10 percentile points in the rankings from 1990-2000 or 2000-2010 and ended up in top half
- Of the 218 tracts in our study area, 35 (16%) are rebound tracts

